

Appendix A2 to Staff Report

Policies

Provincial Policy Statement (2020)

Part 1 Preamble

Municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning. Official plans shall identify provincial interests and set out appropriate land use designations and policies.

Part IV Vision

The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. They support the financial well-being of the Province and municipalities over the long term, and minimize the undesirable effects of development, including impacts on air, water and other resources. They also permit better adaptation and response to the impacts of a changing climate, which will vary from region to region.

Part V – Policies

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) ...
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.6.8 Transportation and Infrastructure Corridors

1.6.8.3 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

2.1.4 Development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E1; and b) significant coastal wetlands.

2.1.5 Development and site alteration shall not be permitted in:

- a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;
- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);

- c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- d) significant wildlife habitat;
- e) significant areas of natural and scientific interest; and
- f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

- 2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
- 2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.
- 2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.
- 2.1.9 Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue
- 2.3.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;

2.6 Cultural Heritage and Archaeology

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

3.1 Natural Hazards

- 3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:
 - b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; ...

4.6 Implementation and Interpretation

- 4.6 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Defintions

Adjacent lands: means

- a) for the purposes of policy 1.6.8.3, those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 2.1.8, those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) ...
- d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Growth Plan (2019, Consolidation 2020)

1.2.1 Guiding Principles

The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.
- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability.
- Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.
- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

Section 2.1 context

It is important to optimize the use of the existing urban land supply as well as the existing building and housing stock to avoid over-designating land for future urban development while also providing flexibility for local decision-makers to respond to housing need and market demand.

This Plan's emphasis on optimizing the use of the existing urban land supply represents an intensification first approach to development and city-building, one which focuses on making better use of our existing infrastructure and public service facilities, and less on continuously expanding the urban area.

2.2.2 Delinated built-up Areas

2.2.2.3. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

- c) encourage intensification generally throughout the delineated builtup area;
- d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;
- e) prioritize planning and investment in infrastructure and public service facilities that will support intensification; and
- f) be implemented through official plan policies and designations, updated zoning and other supporting documents.

3.2.5 Infrastructure Corridors

1. In planning for the development, optimization, or expansion of existing and planned corridors and supporting facilities, the Province, other public agencies and upper- and single-tier municipalities will:
 - b) ensure that existing and planned corridors are protected to meet current and projected needs in accordance with the transportation and infrastructure corridor protection policies in the PPS;

4.2.2.3. Natural Heritage System

Within the Natural Heritage System for the Growth Plan:

- a) new development or site alteration will demonstrate that:
 - i. there are no negative impacts on key natural heritage features or key hydrologic features or their functions;

4.2.7 Cultural Heritage Resources

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

Halton Region Official Plan

51. The Regional Structure consists of the following mutually exclusive land use designations:
 - (1) Urban Area, where urban services are provided to accommodate concentrations of existing and future development,
 - (2) ...
 - (2.1) ...
 - (2.2) ...
 - (2.3) ...
 - (3) Regional Natural Heritage System, a system of connected natural areas and open space to preserve and enhance the biological diversity and ecological functions within Halton,
 - (3.1) ..., and,
 - (4) ...

Urban Area and the Regional Urban Structure

72. The goal of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improves housing affordability, sustainability and economic prosperity.
- 72.1 The objectives of the Urban Area are:

- (1) To accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently.
 - (2) To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.
 - (3) To provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.
 - (4) To ensure that growth takes place commensurately both within and outside the Built Boundary.
 - (5) To establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost-effective growth, encourages complete communities, and is consistent with the policies of this Plan.
 - (6) To identify a Regional Urban Structure that directs growth to Strategic Growth Areas and protects Regional Employment Areas.
 - (7) To plan and invest for a balance of jobs and housing in communities across the Region to reduce the need for long distance commuting and to increase the modal share for transit and active transportation.
 - (8) To promote the adaptive re-use of brownfield and greyfield sites.
 - (9) To facilitate and promote intensification and increased densities.
 - (10) To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.
 - (10.1) To direct where employment uses should be located and to protect areas designated for such uses.
 - (11) To provide opportunities for post-secondary education facilities to locate within Halton.
76. The range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of this Plan.

Regional Urban Structure

78. Within the Urban Area, the Regional Urban Structure, as shown on Map 1H, implements Halton's planning vision and growth management strategy to ensure efficient use of land and infrastructure while supporting transit, and the long-term protection of lands for employment uses. The Regional Urban Structure consists of the following structural components:
- (1) Strategic Growth Areas;
 - (2) Regional Employment Areas;
 - (3) Built-Up Areas; and
 - (4) Designated Greenfield Areas.

78.1 The objectives of the Regional Urban Structure are:

- (1) To provide a structure and a hierarchy in which to direct population and employment growth within the Urban Area to the planning horizon of this Plan;

- (2) To focus a significant proportion of population and certain types of employment growth within Strategic Growth Areas through mixed use intensification supportive of the local role and function and reflective of its place in the hierarchy of Strategic Growth Areas identified in this Plan;
- (3) To provide increased opportunities for the development of Affordable Housing, particularly within Strategic Growth Areas;
- (4) To identify Regional Employment Areas and protect them for long-term employment use, while providing flexibility to address changes in the role and function of these areas in relation to prevailing trends in the economy of the Region.
- (5) To support climate change mitigation by directing growth to areas that will support achieving complete communities and the minimum intensification and density target of this Plan as well as reducing dependence on the automobile and supporting existing and planned transit and active transportation

Livable Oakville Plan

2.2 Guiding Principles

- 2.2.1 Preserving and creating a livable community in order to: a) preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods;

3.9 Residential Areas

Residential Areas include low, medium and high density residential uses as well as a range of compatible facilities such as schools, places of worship, recreational and commercial uses that serve the residents of the Town. Some growth and change may occur in the Residential Areas provided the character of the area is preserved and the overall urban structure of the Town is upheld. The character of the Residential Areas will be significantly influenced by their relationship to the Natural Heritage System, parks and open space areas.

3.10 Cultural Heritage Resources

The Town has a long tradition of identifying and conserving cultural heritage resources, and is required to do so under Provincial Policy. Heritage Conservation Districts and cultural heritage landscapes are elements of the urban structure and are shown on Schedule A1, Urban Structure. Other cultural heritage resources are important features of the Town but due to their size are not identifiable at the scale of the urban structure. As additional Heritage Conservation Districts and cultural heritage landscapes are protected and registered under the Ontario Heritage Act, they shall be added to Schedule A1, Urban Structure.

4.3 Residential Intensification Outside of the Growth Areas

It is the policy of the Plan that the key focus for development and redevelopment to accommodate intensification will be the locations identified as Growth Areas. Lands outside of Growth Areas are predominantly stable residential communities which consist of established neighbourhoods. While the Plan encourages intensification generally throughout the built up area, it also recognizes that some growth and change may occur in these areas provided the character of the areas is preserved and the overall urban structure of the Town is upheld. Intensification outside of the Growth Areas including additional intensification

opportunities such as infill, redevelopment and greyfield and brownfield sites, will be considered in the context of this Plan.

5.1 Cultural Heritage

5.1.1 Objectives

The general objectives for cultural heritage are:

a) to conserve cultural heritage resources through available powers and tools and ensure that all new development and any site alteration conserve cultural heritage resources; ...

5.2.1 To conserve cultural heritage resources in accordance with applicable legislation and recognized heritage protocols, the Town:

b) may recognize and/or designate cultural heritage resources;

a) of cultural heritage context.

5.3 Heritage Conservation

5.3.1 The Town shall encourage the conservation of *cultural heritage resources* identified on the register and their integration into new *development* proposals through the approval process and other appropriate mechanisms.

5.3.2 A *cultural heritage resource* should be evaluated to determine its cultural heritage values and *heritage attributes* prior to the preparation of a heritage impact assessment of a proposed *development* on the *cultural heritage resource*.

5.3.3 The Town shall *conserve cultural heritage landscapes* in accordance with the Cultural Heritage Landscape Strategy.

5.3.4 Where protected or registered under the *Ontario Heritage Act*, a Heritage Conservation District or *cultural heritage landscape*:

a) shall be identified on Schedule A1, Urban Structure;

b) shall be subject to applicable powers and tools for its conservation; and,

c) may be subject to an area-specific land use designation and policies consistent with the applicable Heritage Conservation District plan or *cultural heritage landscape* conservation plan.

5.3.5 Heritage Conservation Districts and *cultural heritage landscapes* on Appendix 1 shall be *conserved* through the careful consideration of any proposals for change within their boundaries, on adjacent lands, or in their immediate vicinity. In reviewing proposals for construction, demolition, relocation, removal or for alteration within, adjacent to, or in the immediate vicinity of a Heritage Conservation District or *cultural heritage landscape* identified on Schedule A1, the Town will be guided by the applicable Heritage Conservation District plan or *cultural heritage landscape* conservation plan.

5.3.6 The Town should require a heritage impact assessment where *development* or redevelopment is proposed:

- a) on, adjacent to, or in the immediate vicinity of, an individually designated heritage property;
- b) within, adjacent to, or in the immediate vicinity of, the boundaries of a Heritage Conservation District;
- c) within, adjacent to, or in the immediate vicinity of, a *cultural heritage landscape*; or,
- d) on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.

5.3.7 The Town may impose, as a condition of any *development* approvals, the implementation of appropriate measures to ensure the conservation of any affected *cultural heritage resources*, and where appropriate, their integration into new *development*.

5.3.8 Where the Town is considering a proposal to alter, remove, or demolish a *cultural heritage resource* that is protected or registered under the *Ontario Heritage Act*, or repeal a designating by-law under that Act, it shall ensure that it has before it any required heritage impact assessment or sufficient information to review and consider:

- d) how the proposal affects the *heritage attributes* and the cultural heritage value and interest of the *cultural heritage resource*; and,
- e) options that reduce, minimize or eliminate impacts to the *cultural heritage resource*.

Section 6 - Urban Design (all of Section 6 to be read)

6.1.2 Policies

- a) Development and public realm improvements shall be evaluated in accordance with the urban design direction provided in the Livable by Design Manual, as amended, to ascertain conformity with the urban design policies of this Plan. Alternative design approaches to those found in the Livable by Design Manual may be proposed, with appropriate justification and after consultation with the Town, provided that they meet the intent and purpose of the urban design policies of the Plan.
- c) The urban design policies will be implemented through design documents and zoning.

6.6 Gateways

6.6.4 Entrance features to new subdivisions, such as ornamental walls and signs, shall not be permitted.

6.9 Built Form

6.9.1 Buildings should be designed to create a sense of identity through massing, form, placement, orientation, scale, architectural features, landscaping and signage.

- 6.9.2 Building design and placement should be compatible with the existing and planned surrounding context and undertaken in a creative and innovative manner.
- 6.9.3 To achieve compatibility between different land uses, development shall be designed to accommodate an appropriate transition through landscape buffering, spatial separation, and compatible built form.
- 6.9.7 Development should be designed with variation in building mass, façade treatment and articulation to avoid sameness.
- 6.9.9 New development shall ensure that proposed building heights and form are compatible with adjacent existing development by employing an appropriate transition of height and form from new to existing development, which may include setbacks, façade step backs or terracing in order to reduce adverse impacts on adjacent properties and/or the public realm.
- 6.9.10 Continuous streetwalls of identical building height are discouraged. Variety in rooflines should be created through subtle variations in roof form and height.

6.10 Landscaping

- 6.10.2 *Development* should preserve and enhance the urban forest by:
- a) maintaining existing healthy trees, where possible;
 - b) providing suitable growing environments;
 - c) increasing tree canopy coverage;
 - d) incorporating trees with historic or cultural significance; and,
 - e) integrating a diverse mix of native plant species.
- 6.6.4 Landscaping treatments should preserve and complement the existing natural landscape.

6.11 Pedestrian Access and Circulation

- 6.11.2 *Developments* should incorporate safe and direct access and circulation routes to and through the site that connect pedestrians to:
- a) principal entrances of building(s), amenity areas and parking areas;
 - b) the public sidewalk and transit facilities; and,
 - c) adjacent *developments*, where appropriate.

6.12 Vehicular Access and Circulation

- 6.12.1 *Developments* should incorporate safe and direct vehicular access and circulation routes with defined internal driving aisles to direct traffic, establish on-site circulation, and frame parking areas

6.13 Parking

- 6.13.2 Surface parking areas should be:
- a) located in the rear or side yard, or in areas that can be appropriately screened, so they do not dominate the streetscape, but are sufficiently visible for safety and functionality;

11. RESIDENTIAL

The lands identified as Residential Areas on Schedule A1, Urban Structure, represent the areas that provide for stable residential communities.

A variety of residential uses is accommodated through the three Residential land use designations: Low Density Residential, Medium Density Residential and High Density Residential. These designations provide for a full range of housing types, forms and densities.

The majority of intensification and development within the Town is to occur within the Growth Areas as described in Part E. Intensification outside of the Growth Areas within the stable residential communities will be subject to policies that are intended to maintain and protect the existing character of those communities.

Special Policy Areas may be defined on lands or areas which are designated Residential and which require further study and/or additional policies as set out in Part E.

The following objectives shall apply to all Residential Areas:

- a) maintain, protect and enhance the character of existing Residential Areas;
- b) encourage an appropriate mix of housing types, densities, design and tenure throughout the Town; ...
- e) encourage the conservation and rehabilitation of older housing in order to maintain the stability and character of the existing stable residential communities;

11.1.8 Intensification within the stable residential communities shall be provided as follows:

- a) Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot, land division, and/or the conversion of an existing building into one or more units, may be considered where it is compatible with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9 and all other applicable policies of this Plan;

11.1.9 Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:

- a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.
- b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.
- c) Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.
- d) Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.
- e) Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.
- f) Surface parking shall be minimized on the site.

- g) A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.
- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.
- i) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.
- j) Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.
- k) The transportation system should adequately accommodate anticipated traffic volumes.
- l) Utilities shall be adequate to provide an appropriate level of service for new and existing residents.

11.2 Low Density Residential

- 11.2.1 Permitted Uses - The Low Density Residential land use designation may permit a range of low density housing types including detached dwellings, semi-detached dwellings and duplexes.
- 11.2.2 A density of up to 29 dwelling units per site hectare may be permitted in areas designated Residential Low Density.

11.3 Medium Density Residential

- 11.3.1 Permitted Uses - The Medium Density Residential land use designation may permit a range of medium density housing types including multiple-attached dwelling units, apartments, retirement homes and long-term care homes. Existing detached and semi-detached dwellings are permitted.
- 11.3.2 The density range is to be between 30 to 50 dwelling units per site hectare.

Section 16 Natural Area

16.1.1 Permitted Uses

- a) The following uses may be permitted within the Natural Area designation, subject to applicable Conservation Authority policies:
 - i) legally existing uses, buildings and structures including existing agricultural uses;
 - ii) fish, wildlife and conservation management including forestry management;
 - iii) essential public works including transportation, utility, watershed management, and flood and erosion control facilities; and,
 - iv) passive recreation features such as trails, walkways, and bicycle paths.

- 16.1.4 Lands designated Natural Areas where no development is permitted shall be zoned to prohibit the erection, location or use of any buildings or structures other than those which legally exist.

16.1.8 Woodlands

- a) Development or site alteration shall not be permitted within regionally significant woodlands or within the required buffer width, which should be a minimum of 10 metres measured from the drip line of the woodland.
- b) The final width of the required buffer shall be established through an approved EIS or an approved subwatershed study. A greater buffer width may be required as a result of environmental impacts evaluated by the EIS or subwatershed study. Reduced buffers may only be considered by the Town based upon the existing context and the sensitivity of the woodland.

16.1.9 Valleylands

- a) Valleylands include lands within a defined setback from the limit of the valleyland as identified in subsections b) and c), and all lands within a valley, from stable top-of-bank to stable top-of-bank as determined through a geotechnical study completed to the satisfaction of the Town and Conservation Authority.
- c) Development or site alteration shall not be permitted within the valley or within 15 metres of the stable top-of-bank of major valleys and tributaries, and 7.5 metres of the stable top-of-bank of minor valleys and tributaries, except for compatible permitted recreational uses, essential public works and utilities subject to the requirements of this Plan. Greater setbacks may be required as a result of environmental impacts evaluated through an approved EIS.

16.1.15 Boundaries and Applications for Redesignation

- a) The specific boundaries of the Natural Area including appropriate buffers of any natural features shall be identified through an EIS, or on a site by site basis at the time of planning application through consultation with the Conservation Authority.
- b) An application to redesignate a Natural Area shall include a study to justify why the area does not meet the criteria for identification.

Section 26.7 Heritage Conservation Districts and Cultural Heritage Landscapes

A *Special Policy Area* applicable to a Heritage Conservation District or *cultural heritage landscape* is intended to provide specific policies beyond the general policies and underlying land use designations and associated policies of this Plan to support the conservation of these areas.

Section 26 Special Policy Areas

26.2 Residential Low Density Lands (RL1 / RL1-0 Zones)

- 26.2.1 The *Special Policy Area* in Southeast, Central and Southwest Oakville that applies to the Low Density Residential designation is intended to protect the unique *character* of this area within the Town. Due to the special attributes of the large lots and related homes in this *Special Policy Area*, *intensification* shall be limited to *development* which maintains the integrity of the large lots. Densities in the *Special Policy Area* shall not exceed 10 units per *site hectare* notwithstanding the Low Density Residential designation

28.2 Site-specific Official Plan Amendments

- 28.2.1 The Town shall evaluate site-specific amendments to this Plan within the context of the goals, objectives and policies of this Plan.

28.2.2 The proponent of an official plan amendment shall submit reports to the satisfaction of the Town demonstrating the rationale for the amendment in accordance with the submission requirements set out in Part F of this Plan.

28.2.3 Submissions must demonstrate that the proposed amendment:

- a) is consistent with the Town's mission and guiding principles;
- b) does not undermine the Town's urban structure in terms of:
 - i) directing growth to identified nodes and corridors, and ensuring their timely *development* in a manner that makes effective and efficient use of existing and planned investment and achieves the planned objectives for these areas;
 - ii) protecting natural heritage systems;
 - iii) protecting waterfront open space, parks and other public open space;
 - iv) conserving *cultural heritage resources*; and,
 - v) the maintenance of the *character* of established Residential Areas, *Employment Areas* and major commercial areas;
- c) is consistent with Provincial, Regional and Town plans for multi-modal transportation systems, municipal services, infrastructure and public service facilities;
- d) does not result in adverse fiscal impacts for the Town;
- e) is an appropriate use for the land;
- f) is *compatible* with existing and planned surrounding land uses;
- g) is not more appropriately considered under a required *comprehensive Official Plan review* or a municipal comprehensive review;
- h) does not establish an undesirable precedent if approved;
- i) satisfies all other applicable policies of this Plan

28.3 Zoning By-laws

28.3.1 Zoning by-laws shall be used to implement the objectives and policies of this Plan by regulating the use of land, buildings or structures in accordance with the provisions of the *Planning Act* and may be more restrictive than the provisions of this Plan. It is not intended that the full range of uses or densities permitted by this Plan will be permitted by the Zoning By-law in all locations.

28.12 Land Acquisition and Parkland Dedication

28.12.1 The Town recognizes that public acquisition of hazard lands, open space lands and lands designated Natural Area improves opportunities for conservation, protection, enhancement and stewardship of natural features and the mitigation and management of natural hazards.

28.12.2 The Town shall require the conveyance of hazard lands, open space lands and lands designated Natural Area through the development process as permitted by the Planning Act and in accordance with the policies of this Plan.

28.12.3 Where public ownership cannot be achieved through conveyance, the Town may secure the long-term protection of hazard lands, open space lands and lands designated Natural Area through other means including easement agreements, land exchange, long-term lease, land trusts, and land protection under the planning process among other measures that may be at its disposal.

28.12.4 Lands conveyed to the Town shall be in a condition acceptable to the Town.

28.12.5 Land conveyed to the Town shall include suitable access.

28.12.6 Natural Area Land Dedication

- a) Where lands designated Natural Area are privately owned, these policies do not imply that such land is open to the public nor is it implied that there is a commitment by the Town or any other public agency to purchase the lands.

Definition

Site area, or site hectare, includes residential lots or blocks only and excludes any public lands. In the case of development, any public land required to be dedicated or conveyed shall not be included for the purpose of calculating the site hectareage.